

No.: 581/SNZ-QTTH

Dong Nai, July 28th, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

In compliance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020, issued by the Ministry of Finance providing guidance on information disclosure in the securities market, Sonadezi Corporation hereby discloses its financial statements to the State Securities Commission and the Hanoi Stock Exchange as follows:

I. Name of organization: SONADEZI CORPORATION

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, Industrial Park Quarter, Tran Bien Ward,
Dong Nai City

- Telephone: (0251) 8860561

Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn

Website: sonadezi.com.vn

2. Content of Disclosure:

Financial statements Quarterly II/2026, in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, include:

- ☐ Separate financial statements;
- ☒ Consolidated financial statements;
- ☐ Comprehensive financial statements.

- Circumstances requiring explanation:

+ The audit firm provides an opinion other than an unqualified opinion for the financial statements (for audited financial statements):

- ☐ Yes
- ☒ No

Explanation document in case of “Yes” selection:

- ☐ Yes
- ☐ No



+ Net profit in the Income statements of the reporting period has a difference of 5% or more before and after auditing, or changes from loss to profit, or vice versa (for audited financial statements):

☐ Yes ☒ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

+ Net profit in the Income statements of the reporting period changes by 10% or more compared to the same reporting period of the previous year:

☒ Yes ☐ No

Explanation document in case of "Yes" selection:

☒ Yes ☐ No

+ Net profit of the reporting period is a loss, changing from profit in the same period last year to loss in this period, or vice versa:

☐ Yes ☒ No

Explanation document in case of "Yes" selection:

☐ Yes ☐ No

This information was disclosed on Sonadezi Corporation's website on July 28th, 2026 at the link: <http://sonadezi.com.vn/quan-he-co-dong/>

Sincerely.

"In case of any discrepancy or different understanding between the information in English and Vietnamese, the information in Vietnamese shall prevail."

Attachments:

- Consolidated Financial statements Quarterly II/2026;
- Explanation document No. 580/ SNZ-KT dated July 28th, 2026.

ON BEHALF OF THE GENERAL DIRECTOR

AUTHORIZED PERSON TO DISCLOSE INFORMATION



Pham Tran Hoa Hiep

No.: 580 /SNZ-KT

Dong Nai, July 28th, 2026

Re: Explanation of the fluctuations in Profit after
corporate income tax in the Consolidated Financial
Statements Quarterly II/2026

EXTRAORDINARY INFORMATION DISCLOSURE

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

I. Name of organization: SONADEZI CORPORATION

- Ticker symbol: SNZ

- Head Office Address: No. 1, Road 1, Industrial Park Quarter, Tran Bien Ward,
Dong Nai City

- Telephone: (0251) 8860561

Fax: (0251) 8860573

- Email: contact@sonadezi.com.vn

2. Content of Disclosure:

Sonadezi Corporation explains the fluctuations in Profit after corporate income tax
in Quarter II/2026 as follows:

Consolidated Financial Statements:				Expressed in thousand VND	
No.	Content	Quarter II/2026	Quarter II/2025	Amount increase (+)/decrease (-)	Percentage (%)
1	Revenue from sales of goods and rendering of services	1,459,238,384	2,104,921,032	- 645,682,648	Decreased 30.67%
2	Cost of goods sold	918,845,438	985,045,965	66,200,527	Decreased 6.72%
3	Gross profit from sales of goods and rendering of services	540,387,946	1,119,861,567	-579,473,621	Decreased 51.75%
4	Financial income	84,096,132	44,956,766	+ 39,139,366	Increased 87.06%
5	Financial Expense	28,561,691	70,838,902	- 42,277,211	Decreased 59.68%
6	Share of the profit of associates	30,067,622	33,226,493	- 3,158,871	Decreased 9.51%

No.	Content	Quarter II/2026	Quarter II/2025	Amount increase (+)/decrease (-)	Percentage (%)
7	Selling Expense	34,291,960	29,427,935	+ 4,864,025	Increased 16.53%
8	General and administrative Expenses	120,355,947	143,181,665	- 22,825,718	Decreased 15.94%
9	Operating Profit	471,342,101	954,596,324	- 483,254,223	Decreased 50.62%
10	Net other income	2,805,169	18,214,416	- 15,409,247	Decreased 84.60%
11	Total accounting profit before tax	474,147,270	972,810,740	- 498,663,470	Decreased 51.26%
12	Profit after corporate income tax	395,810,462	800,035,615	- 404,225,153	Decreased 50.53%

In Quarter II/2026 profit after corporate income tax decrease compared to Quarter II/2025 mainly due to the following reasons:

- Revenue from sales of goods and rendering of services decreased by 30.67% compared to the same period, in which: Revenue from industrial park business decreased by 73%; Revenue from waste collection and treatment services decreased by 25%.

- Cost of goods sold decreased by 6.72%, but the rate of decrease was lower than the rate of decrease in revenue (in which the cost of industrial park business decreased by 25.55%). This resulted in gross profit from sales and services decreasing by 51.75% compared to the same period.

- Share of profit from associates decreased by 9.51%.

- Selling expenses increased by 16.53%.

These factors led to total accounting profit before tax falling by 51.26%, causing profit after corporate income tax to drop by 50.53% year-on-year.

Sonadezi Corporation provides an explanation to the State Securities Commission, the Hanoi Stock Exchange and shareholders for information.

Sincerely.

Recipients: 

- As above;
- Archived: Office, Accounting, General Dept.

GENERAL DIRECTOR



Tran Thanh Hai



**DONG NAI PEOPLE'S COMMITTEE
SONADEZI CORPORATION**

**CONSOLIDATED
FINANCIAL
STATEMENTS
QUARTERLY II/2026**

Dong Nai, July 2026

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
A. CURRENT ASSETS	100		7,906,346,878,417	7,017,062,220,234
I. Cash and cash equivalents	110	4.1	1,176,871,425,177	1,362,084,974,398
1. Cash	111		518,284,763,267	604,352,469,202
2. Cash equivalents	112		658,586,661,910	757,732,505,196
II. Current financial investments	120		3,325,688,022,946	2,483,498,763,934
1. Held to maturity investments	123	4.2	3,325,688,022,946	2,483,498,763,934
III. Current account receivables	130		978,933,328,476	753,026,568,598
1. Trade receivables	131	4.3	687,984,048,429	589,651,273,355
2. Advances to suppliers	132	4.4	286,814,642,458	123,818,872,280
3. Other current receivables	135	4.5	91,755,591,888	125,399,923,300
4. Provision for doubtful debts	136	4.6	(87,620,954,299)	(85,843,500,337)
IV. Inventories	140	4.7	2,273,770,724,231	2,267,746,571,259
1. Inventories	141		2,275,586,054,219	2,269,560,005,547
2. Provision for decline in value of inventories	142		(1,815,329,988)	(1,813,434,288)
V. Other current assets	160		151,083,377,587	150,705,342,045
1. Current prepayments	161	4.12	20,470,617,760	15,679,742,220
2. Value added tax deductible	162		90,441,229,803	112,416,652,127
3. Tax and other receivables from the State budget	163	4.15	40,171,530,024	22,608,947,698

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

ASSETS	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
B. NON-CURRENT ASSETS	200		15,631,698,569,546	15,282,594,062,880
I. Non-current account receivables	210		59,538,065,237	56,068,780,652
1. Non-current trade receivables	211		74,540,000	74,540,000
2. Non-current advances to suppliers	212		200,000,000	200,000,000
3. Other non-current receivables	215	4.5	65,814,143,637	62,344,859,052
4. Provision for doubtful non-current receivables	216	4.6	(6,550,618,400)	(6,550,618,400)
II. Fixed assets	220		4,243,136,770,117	4,282,171,915,566
1. Tangible fixed assets	221	4.8	3,901,782,649,326	3,936,090,672,081
Cost	222		10,234,834,126,535	9,985,920,355,203
Accumulated depreciation	223		(6,333,051,477,209)	(6,049,829,683,122)
2. Intangible fixed assets	227	4.9	341,354,120,791	346,081,243,485
Cost	228		518,016,249,726	517,473,159,135
Accumulated depreciation	229		(176,662,128,935)	(171,391,915,650)
III. Investment property	240	4.10	3,477,137,784,392	3,419,708,249,838
1. Cost	241		5,671,386,934,362	5,500,820,099,781
2. Accumulated depreciation	242		(2,194,249,149,970)	(2,081,111,849,943)
IV. Non-current assets in process	250		5,595,222,526,442	5,362,755,514,091
1. Construction in progress	252	4.11	5,595,222,526,442	5,362,755,514,091
V. Non-current financial investments	260		1,085,704,998,130	1,047,917,716,175
1. Investments in associates	262	4.2	874,910,672,892	832,998,248,327
2. Investment in other entities	263	4.2	308,294,547,830	308,294,547,830
3. Provision for non-current investments in other entities	264	4.2	(98,058,722,592)	(93,933,579,982)
4. Non-current held to maturity investments	265		558,500,000	558,500,000
VI. Other non-current assets	270		1,170,958,425,228	1,113,971,886,558
1. Non-current prepayments	271	4.12	1,099,011,736,170	1,044,319,707,244
2. Deferred income tax assets	272	5.8	71,946,689,058	69,652,179,314
TOTAL ASSETS (280 = 100 + 200)	280		23,538,045,447,963	22,299,656,283,114

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
C. LIABILITIES	300		11,098,818,022,618	10,381,110,298,414
I. Current liabilities	310		3,489,749,872,034	3,575,902,553,179
1. Trade payables	311	4.13	587,303,108,813	650,243,184,195
2. Advances from customers	312	4.14	293,856,020,652	352,032,157,521
3. Dividends and profits payable	313		152,660,818,636	6,751,169,336
4. Taxes and amounts payable to the State budget	314	4.15	99,870,193,853	162,820,006,751
5. Payables to employees	315	4.16	120,624,405,351	213,262,139,162
6. Accrued expenses	316	4.17	114,406,821,810	123,799,382,596
7. Current unearned revenue	319	4.18	227,783,774,390	145,624,117,654
8. Other current payables	320	4.19	469,473,213,924	592,625,566,266
9. Current loans	321	4.20	1,132,458,717,585	1,058,949,628,529
10. Current provisions	322		26,926,561,885	29,436,139,014
11. Bonus and welfare fund	323	4.21	264,386,235,135	240,359,062,155
II. Non-current liabilities	330		7,609,068,150,584	6,805,207,745,235
1. Advances from customers	332		15,236,986,732	17,670,138,296
2. Accrued expenses	334	4.17	910,015,201,391	980,216,010,530
3. Non-current unearned revenue	337	4.18	3,356,027,179,775	2,493,626,195,507
4. Other non-current payables	338	4.19	284,701,230,167	274,232,442,489
5. Non-current loans	339	4.20	3,043,087,552,519	3,039,462,958,413

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

Form B 01 - DN/HN

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

Expressed in VND

RESOURCES	Code	Notes	As at 30 Jun. 2026	As at 01 Jan. 2026
D. OWNER'S EQUITY	400	4.22	12,439,227,425,345	11,918,545,984,700
1. Owner's contributed capital	411		3,765,000,000,000	3,765,000,000,000
Ordinary shares carrying voting rights	411a		3,765,000,000,000	3,765,000,000,000
2. Share premiums	412		86,559,686,249	86,559,686,249
3. Other contributed capital	414		608,405,126,002	608,405,126,002
4. Treasury shares	415		(90,100,000)	(90,100,000)
5. Asset revaluation reserve	416		(592,863,242,704)	(592,863,242,704)
6. Investment and development fund	418		1,154,316,430,534	984,748,713,319
7. Other reserves	419		9,662,316,934	9,662,316,934
8. Retained earnings	420		2,618,380,185,723	2,421,555,678,865
Beginning accumulated retained earnings	420a		2,189,731,246,621	1,138,781,405,485
Retained earnings of the current year	420b		428,648,939,102	1,282,774,273,380
9. Non-controlling interest	429		4,789,857,022,607	4,635,567,806,035
TOTAL RESOURCES (440 = 300 + 400)	440		23,538,045,447,963	22,299,656,283,114

Preparer



Nguyen Thi Chung

Chief Accountant



Le Thi Bich Loan

Approved on 28th July 2026

Legal Representative



Tran Thanh Hai



SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

Form B 02 - DN/HN

CONSOLIDATED INCOME STATEMENT

For the three-month period from 01 April 2026 to 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Quarterly II		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1. Revenue	1	5.1	1,459,238,383,934	2,104,921,031,971	2,754,025,471,279	3,703,559,653,211
2. Deductions	2		5,000,000	13,500,000	5,500,000	17,000,000
3. Net revenue	10		1,459,233,383,934	2,104,907,531,971	2,754,019,971,279	3,703,542,653,211
4. Cost of sales	11	5.2	918,845,438,066	985,045,965,414	1,724,911,289,893	1,886,553,357,793
5. Gross profit	20		540,387,945,868	1,119,861,566,557	1,029,108,681,386	1,816,989,295,418
6. Finance income	22	5.3	84,096,131,743	44,956,766,476	112,332,673,825	69,354,919,683
7. Finance expense	23	5.4	28,561,690,808	70,838,902,201	51,184,087,460	91,689,600,635
<i>Of which, interest expense</i>	24		23,964,452,968	22,226,714,804	42,735,793,573	41,692,636,952
8. Selling expense	25	5.5	34,291,960,031	29,427,935,474	59,375,376,689	61,580,976,728
9. General and administrative expense	26	5.6	120,355,947,443	143,181,664,503	227,507,943,915	256,759,990,254
10. Share of the profit(loss) of associates	27		30,067,621,548	33,226,493,132	69,850,675,355	69,959,770,625
11. Operating profit	30		471,342,100,877	954,596,323,987	873,224,622,502	1,546,273,418,109
12. Other income	31		4,196,650,878	26,087,563,876	8,614,100,810	32,481,859,208
13. Other expense	32		1,391,482,176	7,873,148,251	6,019,244,781	11,952,222,777
14. Net other income	40		2,805,168,702	18,214,415,625	2,594,856,029	20,529,636,431
15. Accounting profit before tax	50		474,147,269,579	972,810,739,612	875,819,478,531	1,566,803,054,540
16. Current corporate income tax expense	51	5.7	79,611,614,129	138,071,111,891	146,285,897,919	224,025,071,048
17. Deferred corporate income tax expense	52	5.8	(1,274,806,154)	34,704,013,017	(2,294,509,744)	47,014,916,575
18. Net profit after tax	60		395,810,461,604	800,035,614,704	731,828,090,356	1,295,763,066,917
19. Owners of the parent company	61		229,901,389,060	491,332,642,712	428,648,939,102	781,672,825,816
20. Non-controlling interests	62		165,909,072,544	308,702,971,992	303,179,151,254	514,090,241,101
21. Basic earnings per share	70	4.22.3	395	1,164	688	1,887
22. Diluted earnings per share	71	4.22.3	395	1,164	688	1,887

Preparer



Nguyen Thi Chung

Chief Accountant



Le Thi Bich Loan

Approved on 28th July 2026
 Legal Representative

 Tran Thanh Hai

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the three-month period from 01 April 2026 to 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Quarterly II		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Net profit before taxes	01		474,147,269,579	972,810,739,612	875,819,478,531	1,566,803,054,540
2. Adjustment for:						
Depreciation and amortisation	02		204,410,101,191	194,766,572,124	401,878,066,419	465,720,798,924
Provisions	03		10,257,209,887	(5,653,707,037)	10,463,842,605	(652,378,896)
Foreign exchange gains/losses from revaluation of foreign currency monetary items	04		(12,462,321,269)	47,352,776,956	(12,462,384,145)	47,352,754,589
Gains/losses from investment and financing activities	05		(101,742,194,185)	(79,066,079,763)	(169,647,685,949)	(139,307,910,948)
Interest expense	06	5.4	23,964,452,968	22,226,714,804	42,735,793,573	41,692,636,952
3. Operating profit /(loss) before adjustments to working capital	08		598,574,518,171	1,152,437,016,696	1,148,787,111,034	1,981,608,955,161
Increase or decrease in accounts receivable	09		(105,096,609,822)	(171,620,453,441)	(125,315,986,757)	(189,352,310,667)
Increase or decrease in inventories	10		27,896,232,283	36,858,240,776	14,301,951,326	11,053,655,316
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		409,577,171,014	(21,734,777,576)	747,247,234,896	11,380,982,367
Increase or decrease prepaid expenses	12		(48,609,491,970)	(36,445,596,227)	(59,448,185,238)	(41,232,551,136)
Interest paid	14		(21,703,047,817)	(17,115,602,934)	(43,758,801,728)	(42,259,973,101)
Corporate income tax paid	15	4.15	(93,298,922,349)	(16,402,081,120)	(229,658,970,425)	(143,688,139,580)
Other cash inflows from operating activities	16		96,000	182,740,300	41,840,700	455,355,300
Other cash outflows from operating activities	17		(43,808,276,709)	(33,222,317,717)	(119,085,220,584)	(100,644,884,428)
Net cash from operating activities	20		723,531,668,801	892,937,168,757	1,333,110,973,224	1,487,321,089,232
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Acquisition and construction of fixed assets and other non-current assets	21		(383,212,156,115)	(681,665,113,049)	(883,232,091,047)	(974,776,155,642)
2. Proceeds from disposals of fixed assets and other non-current assets	22		5,000,000,000	522,282,398,361	5,000,000,000	595,571,088
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(820,833,641,644)	(2,050,068,379,464)	(2,449,933,641,644)	(1,893,192,973,405)
4. Repayments from borrowers and proceeds from sales of debts instruments of other entities	24		391,420,000,000	1,832,802,580,548	1,611,320,000,000	1,976,802,580,548
5. Interest and dividends received	27		102,557,485,975	93,685,783,294	132,124,537,736	119,789,718,145
Net cash from investing activities	30		(705,068,311,784)	(282,962,730,310)	(1,584,721,194,955)	(770,781,259,266)

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

(Indirect method)

For the three-month period from 01 April 2026 to 30 June 2026

Expressed in VND

ITEMS	Code	Notes	Quarterly II		Cumulative from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuing stocks and capital contribution from owners	31		28,900,740,903	-	31,385,000,903	-
2. Proceeds from borrowings	33	6.1	154,780,192,093	503,828,934,805	755,883,705,540	671,800,564,767
3. Repayment of borrowings	34	6.2	(289,154,175,526)	(334,918,660,939)	(666,287,712,789)	(873,597,920,866)
4. Dividends paid	36		(54,437,645,400)	(178,191,107,050)	(54,584,395,700)	(210,523,164,550)
Net cash from financing activities	40		(159,910,887,930)	(9,280,833,184)	66,396,597,954	(412,320,520,649)
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	50		(141,447,530,913)	600,693,605,263	(185,213,623,777)	304,219,309,317
Cash and cash equivalents at beginning of year	60		1,318,318,944,410	1,303,304,803,477	1,362,084,974,398	1,599,779,077,056
Impact of exchange rate fluctuation	61		11,680	22,438,858	74,556	22,461,225
CASH AND CASH EQUIVALENTS AT END OF PERIOD (70 = 50+60+61)	70	4.1	1,176,871,425,177	1,904,020,847,598	1,176,871,425,177	1,904,020,847,598

Preparer



Nguyen Thi Chung

Chief Accountant



Le Thi Bich Loan

Approved on 28th July 2026

Legal Representative



Tran Thanh Hai

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**1. CORPORATE INFORMATION****1.1. Structure of ownership**

Sonadezi Corporation (hereinafter referred to as "the Corporation" or "the parent company") has been incorporated in accordance with the Business Registration Certificate No. 3600335363 dated 01 July 2010 issued by the Department of Planning and Investment of Dong Nai City and other amended certificates thereafter with the latest one dated 11 May 2026 issued by the Department of Finance of Dong Nai City to change the registered head office address to Dong Nai City.

The Corporation, formerly Development of Bien Hoa Industrial Park Company - a state-owned enterprise - was established under Decision No. 1713/QD-UBT dated 15 December 1990 and registered under Decision No. 2271/QD-UBT dated 17 December 1992 both issued by the People's Committee of Dong Nai City. On 01 July 2005, the Corporation was reorganised into a parent-company-subsidary model under Decision No. 2335/QD-UBT dated 29 June 2005 also issued by the People's Committee of Dong Nai City.

On 13 November 2017, the Hanoi Stock Exchange issued Decision No. 925/QD-SGDHN approving the Corporation's registration of share trading with the security code SNZ.

The charter capital as stipulated in the latest Business Registration Certificate is VND 3,765,000,000,000, as follows:

	As at 30 Jun. 2026	
	Amount (VND)	Percent (%)
The government	3,747,567,000,000	99.54
Other shareholders	17,433,000,000	0.46
Total	3,765,000,000,000	100.00

The Corporation's registered head office is No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam.

The Corporation has subsidiaries as represented in Note 1.5 below (together with the Corporation hereinafter referred to as "the Group").

The number of employees of the Corporation as at 30 June 2026 was 74 (31 December 2025: 70).

1.2. Operating industry and principal activities

The Corporation is principally engaged in:

- Investing in industrial urban development, industrial park, residential areas;
- Providing tourist services;
- Providing environmental management services;
- Making financial investments in other enterprises;
- Leasing houses;
- Trading and leasing warehouses, yards, and plants;
- Constructing houses of all types;
- Trading real estates and land use rights of owners, users, and lessees.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.3. Normal operating cycle**

The Corporation and its subsidiaries are engaged in service rendering and trading activities with a normal business cycle of 12 months.

For the other subsidiaries, the normal operating cycle is the period between the acquisition of assets for processing and their realisation in cash or cash equivalents.

1.4. The Group's structure

As at 30 June 2026, the Group is organised under a multilevel ownership structure comprising the parent company, 05 direct subsidiaries and 06 indirect subsidiaries - Refer to Note 1.5.

The Corporation's dependent unit as at 30 June 2026 was as follows:

Name	Operating industry	Address
Sonadezi Corporation's branch	Trading real estates and land use rights of owners, users, and lessees	Chau Duc Industrial Park, Ngai Giao Commune, Ho Chi Minh City, Vietnam

(See the next page)



SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**1.5. Consolidated subsidiaries*****Direct subsidiaries:***

No.	Name	Operating industry	Address	Voting rights	Percent direct capital	Percent interest
1.	Dong Nai Water Joint Stock Company	Water exploitation and treatment for urban and industrial activities, clean water distribution	No. 48 Cach Mang Thang Tam, Tran Bien Ward, Dong Nai City, Vietnam	63.99%	63.99%	63.99%
2.	Sonadezi Environmental Joint Stock Company	Collecting non-hazardous waste	No. 12 Huynh Van Nghe, Tran Bien Ward, Dong Nai City, Vietnam	64.04%	64.04%	64.04%
3.	Dong Nai Port Joint Stock Company	Trading seaport services	1B-D3, Town 2, Long Hung Ward, Dong Nai City, Vietnam	51.00%	51.00%	51.00%
4.	No. 2 Industrial Urban Development Joint Stock Company	Investment in construction, trading real estate, leasing industrial park	No. 47, Street D9, Vo Thi Sau Residential Area, Vinh Thanh Quarter, Tran Bien Ward, Dong Nai City, Vietnam	57.95%	57.86%	57.95%
5.	Sonadezi Long Thanh Shareholding Company	Investment in construction, trading infrastructure of industrial park	Long Thanh Industrial Park, An Phuoc Commune, Dong Nai City, Vietnam	54.88%	52.75%	54.88%

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.5. Consolidated subsidiaries (continued)*****Indirect subsidiaries:***

No.	Name	Operating industry	Address	Voting rights	Percent capital	Percent interest
1.	Sonadezi Long Binh Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	No. 1, Street 3A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai City, Vietnam	60.51%	46.22%	53.26%
2.	Sonadezi Services Joint Stock Company	Collecting non-hazardous waste	No. 22, Street 3A, Bien Hoa 2 Industrial Park, Tran Bien Ward, Bien Hoa City, Dong Nai City	46.00%	20.00%	35.00%
3.	Sonadezi Chau Duc Joint Stock Company	Investment in construction and trading infrastructure of industrial parks, trading real estate	9 th Floor, Sonadezi Building, No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam	57.72%	46.84%	52.58%
4.	Sonadezi An Binh Joint Stock Company	Construction	No. 113-116 Lot C2, Street 9, An Binh Residential Area, Tran Bien Ward, Dong Nai City, Vietnam	60.44%	37.95%	49.81%
5.	Sonadezi Binh Thuan Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	443 Quarter 6, Tan Minh Commune, Lam Dong Province, Vietnam	91.10%	42.00%	67.53%
6.	Sonadezi Khanh Hoa Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	Lot LK37-12B, My Gia Township, Nam Nha Trang Ward, Khanh Hoa Province, Vietnam	79.07%	40.069%	62.63%

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**1.6. Associates presented in the consolidated financial statements under the equity method*****Direct associates:***

No.	Name	Operating industry	Address	Voting rights	Percent capital	Percent interest
1.	Sonadezi Giang Dien Shareholding Company	Trading real estates and land use rights of owners, users, and lessees	Office of Giang Dien Industrial Park, Street 6, Giang Dien Industrial Park, Trang Bom Ward, Dong Nai City, Vietnam	46.45%	46.45%	46.45%
2.	Dong Nai Construction Joint Stock Company	Civil construction	No. 9 Huynh Van Nghe, Tan Buu Town, Tran Bien Ward, Dong Nai City, Vietnam	40.00%	40.00%	40.00%
3.	Dong Nai Paint Joint Stock Company	Producing and trading in paint products, wall plaster powder	Street 6, Ho Nai Industrial Park, Ho Nai Ward, Dong Nai City, Vietnam	30.01%	30.01%	30.01%
4.	Sonadezi College of Technology and Management	College, university and post-graduate training	No. 1, Street 6A, Bien Hoa 2 Industrial Park, Long Hung Ward, Dong Nai City, Vietnam	40.00%	40.00%	40.00%
5.	Highway 91 Can Tho - An Giang Investment Joint Stock Company	Construction and investment of transport works (BOT)	No. 315 Vo Nguyen Giap, Phuoc Tan Ward, Dong Nai City, Vietnam	39.72%	39.72%	39.72%
6.	Dong Nai Housing Joint Stock Company	Trading houses and infrastructure, construction	No. 121 Phan Chu Trinh, Tran Bien Ward, Dong Nai City, Vietnam	36.00%	36.00%	36.00%
7.	Dong Nai Material and Building Investment Joint Stock Company	Industrial production and services	No. 138, Quarter 1, Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai City, Vietnam	35.99%	35.99%	35.99%

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

1.6. Associates presented in the consolidated financial statements under the equity method (continued)

Indirect associates:

No.	Name	Operating industry	Address	Voting rights	Percent capital	Percent interest
1.	Dong Nai Port Service Joint Stock Company	Sea and coastal freight water transport	No. 1B-D3 Binh Duong Town, Long Hung Ward, Dong Nai City, Vietnam	45.00%	45.00%	22.95%
2.	Dong Nai Water Supply Construction and Services Joint Stock Company	Construction of civil engineering works	No. 52 Cach Mang Thang Tam, Tran Bien Ward, Dong Nai City, Vietnam	36.00%	36.00%	23.04%
3.	Long Thanh Port Joint Stock Company	Providing support services related to transport	Go Dau A port, Phuoc Thai Commune, Dong Nai City, Vietnam	30.00%	30.00%	15.30%
4.	BOT 319 Cuong Thuan CTI Corporation	Construction of railways and Street projects	No. 315 Vo Nguyen Giap, Phuoc Tan Ward, Dong Nai City, Vietnam	30.00%	30.00%	19.58%

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**2. BASIS OF PREPARATION****2.1. Accounting standards, accounting system**

The accompanying consolidated financial statements, expressed in Vietnamese Dong ("VND"), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 and Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2024 of the Ministry of Finance providing guidance on preparation and presentation of consolidated financial statements and prevailing accounting regulations in Vietnam.

2.2. Financial year

The Group's financial year is from 01 January to 31 December.

2.3. Reporting and functional currency

The Group maintains its accounting records in VND.

2.4. Basis of consolidation

The consolidated financial statements are the financial statements of a Group in which the assets, liabilities, equity, income, expenses and cash flows of the parent and subsidiaries are presented as those of a single economic entity regardless of the legal structure of the entities. The financial statements of the subsidiaries have been prepared for the same financial year using uniform accounting policies to those used by the parent company. Adjustments were made for any different accounting policies to ensure consistency between the subsidiaries and the parent company.

A subsidiary is fully consolidated from the acquisition date on which the Group obtains control over the subsidiary until the date on which the parent ceases to control the subsidiary, unless control is intended to be temporary because the subsidiary is acquired and held exclusively with the intention of selling or disposing of it within twelve months.

Non-controlling interest recognition

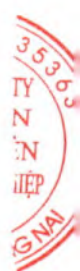
Non-controlling interests in the net assets and net results of consolidated subsidiaries are shown separately in the consolidated statement of financial position and in the consolidated income statement.

The loss of a subsidiary is attributed to the non-controlling interests in proportion to their relative interests in the subsidiary even if this results in the non-controlling interests having a deficit balance.

Profit or loss recognition in changes in ownership interests in subsidiaries

Changes in the Group's ownership interest in a subsidiary that do not result in the Group losing control are accounted for as equity transactions. The carrying amounts of the Group's and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity in the consolidated statement of financial position.

Upon loss of control of a subsidiary, the Group's profit or loss is calculated as the difference between the fair value of the consideration received and the respective carrying amount of the net asset of the subsidiary plus the remaining balance of goodwill at the date when control is lost.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)***Intra-group transactions elimination***

All intra-group transactions, balances, income, and expenses - including unrealised intra-group profits or losses - are eliminated in full on consolidation. Unrealised losses resulting from intra-group transactions that are deducted in arriving at the carrying amount of assets are also eliminated unless the cost cannot be recovered.

3. SIGNIFICANT ACCOUNTING POLICIES**3.1. Foreign currencies**

The exchange rates announced by banks of companies in the Group are applied in accounting;

Transactions in foreign currencies are recorded, on initial recognition, in the reporting currency, by applying to the foreign currency amount the spot exchange rate between the reporting currency and the foreign currency at the date of the transaction. The exchange differences arising on the settlement of monetary items are recognised in profit or loss in the year in which they arise. At the end of the reporting year, monetary items excluding advances to suppliers, prepaid expenses, and unearned revenues, which are denominated in foreign currency, are reported using the closing rate and resultant exchange differences resulting from the reporting after offset are recognised in profit or loss in the year in which they arise.

3.2. Use of estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that impact the carrying value of certain assets and liabilities, contingent assets and liabilities reported in the notes at 30 June 2026 as well as revenues and expenses in the consolidated financial statements for the three-month period from 01 April 2026 to 30 June 2026. Although these estimates are based on management's best knowledge of all relevant information available at the date when the consolidated financial statements are prepared, this does not prevent actual figures differing from estimates.

3.3. Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, cash at bank and current investments for a period not exceeding 3 months or highly liquid investments which are readily convertible to known amounts of cash, and which are subject to an insignificant risk of changes in value.

Cash equivalents are defined the same as those under Accounting Standard No. 24 - Statement of cash flows.

3.4. Financial investments***Held to maturity investments***

Held to maturity investments comprise term deposits and accrued interest receivable arising from such term deposits.

Equity investments in other entities***Investments in associates***

Investments are classified as investments in associates when the Group directly or indirectly holds from 20% to under 50% of the voting shares of the investee without any other agreement.

Investments in associates are accounted for under the equity method. Under the equity method, on initial recognition the investment in an associate is recognised at cost. The carrying amount is increased or decreased to recognise the Group's share of profit or loss of the associate after the date of acquisition.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Distributions received from associates reduce the carrying amount of the investment.

Other investments

Investments classified as other investments are investments other than investments in subsidiaries, investments in associates or investments on joint ventures.

Other investments are accounted for under the cost method which comprise purchase prices plus (+) acquisition related costs (if any).

Business cooperation contract (BCC)

BCC is classified as other investments when the Group does not have joint control over the arrangement but is entitled to benefits that are dependent on the profit after tax of the BCC.

Recognition principles of provisions for other financial investment impairment loss

For investments in securities

As of the date of the consolidated financial statements, with regard to the investments in securities that are listed or registered for trading in the domestic stock markets and freely traded in the market, if the market price of the securities is below their carrying amounts, a provision for a securities investment impairment loss is recognised at no more than the carrying amount to reflect the loss due to the impairment to ensure that the value of the investments is no more than the market price.

For equity investments in other entities

Provisions for impairment losses on equity investments in other entities are determined using fair values if the fair values can measure reliably. If the fair values cannot be measure reliably at the reporting date, provisions are measured on the basis of the investee's losses.

3.5. Account receivables

Recognition method

Receivables are classified into trade receivables and other receivables based on the following rules: Trade receivables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining receivables are classified as other receivables.

Provisions for doubtful debts

As of the date of the consolidated financial statements, provisions for doubtful debts are recognised for past-due accounts receivable and for accounts receivable where circumstances indicate that they might be uncollectible or for uncollectible debts due to liquidation, bankruptcy, or similar difficulties.

The difference between the required balance and the existing balance of provision for doubtful debts is recorded as a general and administrative expense in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.6. Inventories

Inventory measurement

Inventories are measured at the lower of cost and net realisable value.

Real estate industrial parks and urban areas were built for sale in the ordinary course, not for rent or for capital appreciation, are measured as inventory at the lower of cost bringing each product to its present location and condition and net realisable value.

The cost of real estate for sale includes the cost of compensation and ground clearance, the cost of Street construction and drainage systems, the cost of planting trees and other infrastructure, the cost of construction pay for contractors, design consulting fees, and other related expenses.

The costs of inventories shall comprise all costs of purchase, costs of conversion, and other costs incurred in bringing inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour, and attributable manufacturing overheads.

The costs of purchase comprise the purchase price, non-reimbursable taxes and duties, and transport, handling, and other costs directly attributable to the purchase. Trade discounts and sales rebates on substandard and obsolete goods purchased are deducted from the costs of purchase.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Method of accounting for inventories

Inventories are measured using the weighted average method and are recorded under the perpetual inventory method.

Provisions for decline in value of inventories

As of the date of the consolidated financial statements, provisions are recognised for obsolete, slow-moving, defective inventory, and for inventory stated at cost higher than net realisable value.

The difference between the required balance and the existing balance of the provision for a decline in value of inventories is included in cost of sales in the consolidated income statement.

3.7. Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated depreciation.

Tangible fixed asset initial recognition

The cost of purchased tangible fixed assets comprises the purchase price and any directly attributable costs of bringing the assets to their present location and working condition for their intended use.

The costs of tangible fixed assets constructed by contractors are the finalised costs of the construction, other directly related expenses and the registration fee (if any).

Tangible fixed asset after initial recognition

The costs incurred after the initial recognition of tangible fixed assets shall be recorded as increase in their historical cost if these costs are certain to improve future economic benefits obtained from the use of these assets. Those incurred costs which fail to meet this requirement must be recognized as production and business expenses in the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)***Depreciation***

The costs of fixed assets are depreciated on a straight-line method over their estimated useful lives.

The estimated useful lives are as follows:

▪ Buildings, structures	03 - 50 years
▪ Machinery and equipment	03 - 25 years
▪ Motor vehicles	03 - 30 years
▪ Management equipment	03 - 12 years
▪ Others	02 - 40 years

3.8. Intangible fixed assets

Intangible fixed assets are measured at cost less accumulated amortisation.

Intangible fixed asset initial recognition

The cost of an intangible fixed asset comprises the total amount of expense incurred by the Group to acquire an asset at the time the asset is put into operation for its intended use.

Intangible fixed asset after initial recognition

Costs related to intangible fixed assets incurred after initial recognition shall be expensed in the period as production and business costs, except when these costs are directly attributable to a specific intangible fixed asset and enhance the future economic benefits of that asset.

Costs incurred after initial recognition in relation to trademarks, distribution rights, customer lists, and similar items (whether purchased externally or internally generated) shall always be expensed in the period as operating costs.

Accounting principles for intangible fixed assets***Land use rights***

Land use rights are stated at their costs less accumulated amortisation, include:

No.	Address	Amortisation time
1.	The land use right at Xuan Hoa Stone Mine	According to the Mineral Exploitation License
2.	The land use right at Dong Nai Water Joint Stock Company	20 - 48 years
3.	The land use right at Dong Nai Port Joint Stock Company	15 years
4.	The land use right 918m2 and 144m2 addition at H22 Vo Thi Sau Street, Thong Nhat Ward, Bien Hoa City	06 - 22 years
5.	The land use right at Bien Hoa 2 Industrial Park, Go Dau Industrial Park, and Xuan Loc Industrial Park	36.5 - 47.5 years

Computer software

Computer software is not an indispensable component of hardware and is recognised as an intangible asset and depreciated over its useful life (02 - 10 years).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**3.9. Leases*****Lease classification***

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Operating leases

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

3.10. Leases***Operating leases***

Assets subject to operating leases are recognised in the consolidated statement of financial position according to the Group's asset classification pattern.

Initial direct costs to generate income from operating leases are recognised as expenses in the year as incurred or amortised over the lease term. Lease income from operating leases is recognised in the consolidated income statement on a straight-line basis over the lease term regardless of payment methods.

Depreciation of assets subject to operating leases is consistent with the depreciation policy of the lessor for similar assets.

3.11. Investment property

Investment properties are measured at cost less accumulated depreciation.

Investment property initial recognition

An investment property is measured initially at its cost. The cost of an investment property is the amount of cash or cash equivalents paid, or the fair value of other considerations given to acquire an asset at the time of its acquisition or construction. The costs include initial transaction charges.

Investment property after initial recognition

Costs related to investment properties incurred after initial recognition shall be expensed in the period, unless it is certain that such costs will enhance the future economic benefits of the investment property beyond the originally assessed level of performance. In such cases, the costs shall be capitalized as an addition to the property's historical cost

Investment property depreciation

The cost of an investment property is depreciated on a straight-line method. Investment properties held for capital appreciation are not depreciated but an impairment test is required.

The estimated useful lives of investment properties are as follows:

▪ Compensation and clearance expense, land use right	06 - 48 years
▪ Infrastructure	05 - 41 years
▪ Buildings	03 - 45 years
▪ Motor vehicles	06 - 30 years
▪ Others	04 - 25 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**3.12. Construction in progress**

Properties in the course of construction for production, rental, or administrative purposes, or for purposes not yet determined, are carried at cost. Cost includes necessary fees to acquire assets including related construction fees, equipment, other fees, and interest expense in accordance with the Group's accounting policy.

These expenses will be temporarily converted to a fixed asset cost (if no finalisation is approved) when the assets are put into use.

Under the state regulation on investment and construction management, subject to management decentralisation, construction finalisation value should be approved by competent agencies. The final construction finalisation value could be changed subject to the finalisation approved by competent agencies.

3.13. Prepayments

Prepayments are classified as current and non-current based on their original term. Prepayments mainly comprise costs of tools and supplies, land rental prepayment, compensation costs for site clearance, etc., which are amortised over the period for which they are paid or the period in which economic benefits are generated in relation to these expenses.

3.14. Liabilities

Liabilities are classified into trade payables and other payables based on the following rules: Trade payables represent those arising from purchase and sale related transactions of goods, services or assets and the seller is independent of the buyer; the remaining payables are classified as other payables.

Liabilities are also classified according to the maturity date, the remaining term from the date of the consolidated financial statements, original currency, and each creditor.

Liabilities are recognised at no less than the payment obligation.

3.15. Borrowing costs***Capitalisation of borrowing costs***

Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets, that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets until the assets are put into use or sale.

Investment income earned on temporary investment of borrowings is deducted from the cost of the respective assets.

All other borrowing costs are recognised as an expense in the consolidated income statement when incurred.

3.16. Accrued expenses

Accrued expenses represent expenses that will be paid in the future for goods or services received but not yet paid due to lack of invoices or accounting documents. These expenses are recognised as operating expenses of the reporting year such as accruals of infrastructure expenses on activities of trading houses, transferring land use right; accruals of infrastructure expenses on activities of trading infrastructures and transferring industrial premises use rights and other expenses.

The accruals of infrastructure expenses on activities of trading houses, transferring land use right are recognised on the land areas provided to customers but not yet completed in the investment phase, which are estimated according to the regulations of the government regarding the cost estimates in the construction industry.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

The accruals of infrastructure expenses on activities of trading infrastructures and transferring industrial premises use rights are recognised based on the annual realized revenue ratio and estimated total investment costs.

3.17. Unearned revenues

Unearned revenues include advance payments for one or more accounting periods for land leasing and industrial park infrastructure usage fees.

Unearned revenues are periodically determined and transferred into revenues according to the lease term.

3.18. Owners' equity

The owners' contributed capital

The owners' contributed capital is recognised when contributed.

Share premiums

Share premiums are recognised as the difference between the issue price and the par value of shares, and the difference between the re-purchase price and the re-issue price of treasury shares.

Treasury shares

Treasury shares are recognised at purchased cost and presented in the consolidated statement of financial position as a deduction from equity.

Dividends

Dividends are recognised as a liability at the date of declaring dividends.

Reserves

Reserves are created at certain percentages of profit after tax as prescribed in the charter.

Retained earnings

Net profit after income tax can be distributed to shareholders after the distribution is approved by the Annual General Meeting of Shareholders and reserves are created in accordance with the Corporation's Charter and legal regulations in Vietnam.

3.19. Assets revaluation

For the purpose of valuation of the equitized enterprises, the Group assessed the value of its investments in subsidiaries and associates in accordance with valuation reports and profile of equitization settlement have been approved by competent authorities, the Group has recognized the increase in the cost of these investments in the consolidated balance sheet in amount of VND 592,863,242,704 (in which adjusted the revaluation of investments in subsidiaries is VND 558,488,719,712 and adjust the revaluation of investments in associates is VND 34,374,522,992), while the equity of these investees of the Group has not been revalued - Refer to Note 4.22.1.

For the purpose of the preparation of the consolidated financial statements, the difference between the revalued investments in subsidiaries and associates and the equity value of the investee companies is recognized as a deduction in the "Asset revaluation reverse" in the consolidated statement of financial position.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.20. Revenue and other income

Revenue from selling goods

Revenue from selling goods is measured at the fair value of the consideration received or receivable. In most cases, revenue is recognised when transferring the risks and rewards of ownership to the buyer.

Revenue involving the rendering of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of this transaction can be estimated reliably. When a transaction involving the rendering of services is attributable to several periods, each period's revenue is recognised by reference to the stage of completion at the end of the reporting period.

Revenue from transferring real estate

Revenue from the transferring real estate is recognised when all five (05) of the following conditions are satisfied:

- The Group has transferred risks and benefits associated with ownership of the real estate to the buyers;
- The Group no longer holds the right to manage the real estate as real estate's owners or the right to control the real estate;
- The turnover is determined reliably;
- The Group has received or will receive economic benefits from the sales of the real estate;
- Costs related to sales of the real estate may be determined.

Revenue from leasing land and infrastructure business

Revenue from leasing land and infrastructure business is recognized for each lease contract.

Revenue from operating lease

Revenue from operating lease is presented in Note 3.10.

Revenue from construction contracts

Revenue from construction contracts is recognised in accordance with the accounting policy on construction contracts as Note 3.21 below.

Interest income

Interest income is recognised on an accrual basis by reference to the principal outstanding and at the interest rate applicable.

Income from investments in associates

Income from investments in associates is recognised in the consolidated income statement corresponding to the per cent interest of the Group in the associates.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.21. Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the date of the consolidated statement of financial position as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs - except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably:

- Revenue is only recognised to the extent of contract costs incurred that it is probable will be recoverable;
- Contract costs are only recognised as an expense in the period in which they are incurred.

3.22. Cost of sales

Cost of sales and services provided represents total costs of finished products, goods, services, investment properties, or manufacturing costs of construction products (for construction entities) which are sold and rendered in the year in accordance with the matching principle. Abnormal amounts of production costs of inventories are recognised immediately in cost of sales.

3.23. Financial expense

Financial expenses represent all expenses incurred in the reporting year which mainly include borrowing costs, losses relating to financial investment activity and losses exchange rates.

3.24. Selling expense and general and administrative expense

Selling expenses represent expenses incurred during the process of selling products, goods and rendering services, which include employee expense, material and expense, and other expense.

General and administrative expenses represent common expenses, which include payroll costs for office employees; material and package expense; stationery expense; depreciation expense; taxes, fees, and charges; provision expense for doubtful debts; services expense and other expense.

3.25. Taxation

Corporate income tax

Current corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income and the rate of corporate income tax (CIT) of the current year.

Deferred corporate income tax expense

Deferred corporate income tax expense is determined on the basis of the deductible temporary differences, taxable temporary differences and the estimated CIT rate that will be applied for the years that assets and liabilities will be recovered. The tax rates used will be the tax rates (and tax laws) that are in effect at the financial year end.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**Value added tax**

The goods sold and services rendered by the Group are subject to value added tax at the following rates:

▪ Lighting system services, parks, night market management, burial, cremation, and installation services from community funds	Not taxable
▪ Land lease, infrastructure fee, waste treatment, clean water supply for export processing enterprises; services provided to foreign ships; service of vacuuming toilets, medical waste	0%
▪ Supply fresh water	5%
▪ Other activities	10%

In accordance with Decree No. 180/2024/ND-CP dated 31 December 2024 by the Government detailing the implementation of the Resolution No. 174/2024/QH15 passed by the Standing Committee of the National Assembly dated 30 November 2024, the Group is entitled to a VAT rate of 8% applicable to certain goods and services from 01 January 2025 to 31 December 2026.

Other taxes

Other taxes are applicable in accordance with the prevailing tax laws in Vietnam.

The tax reports of the companies in the Group will be inspected by the Tax Department. Application of the laws and regulations on tax to different transactions can be interpreted by many ways; therefore, the tax amounts presented in the consolidated financial statements can be amended in accordance with the Tax Department's final assessment for the companies.

3.26. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year, excluding ordinary shares bought back by the Group and held as treasury shares.

3.27. Diluted earnings per share

Diluted earnings per share are calculated by dividing the net profit attributable to ordinary shareholders (after adjusted for bonus and welfare funds), by the weighted average number of ordinary shares outstanding during the year and total ordinary shares that would be issued on the conversion, excluding ordinary shares bought back by the Group and held as treasury shares.

3.28. Segment reporting

A segment is a distinguishable component of the Group that is engaged either in producing or providing related products or services (business segment), or in producing or providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

3.29. Related parties

Related parties are individuals or entities that have the ability, directly or indirectly through one or more intermediaries, to control the Group or are controlled by, or are subject to common control with the Group. Associates, individuals owning, directly or indirectly, an interest in the voting power of the Group that gives them significant influence over the Group, key management personnel, including management and officers of the Group and close family members or associates of such individuals are also considered to be related parties.

4. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

4.1. Cash and cash equivalents

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Cash in hand	1,814,290,335	1,760,065,793
Cash at banks	516,470,262,482	602,592,403,409
Cash in transit	210,450	-
Cash equivalents (*)	658,586,661,910	757,732,505,196
Total	<u>1,176,871,425,177</u>	<u>1,362,084,974,398</u>

(*) Representing term deposits at banks with an original term less than 03 months as at 30 June 2026.

4.2. Financial investments

Current held to maturity investments represent term deposits with remaining maturities of less than 12 months as at 30 June 2026 and accrued interest receivable related to such term deposits until 30 June 2026. Of which, a part of term deposits of subsidiaries was mortgaged as loan security - Refer to Notes 4.20.

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.2. Financial investments (continued)**

	As at 30 Jun. 2026			As at 01 Jan. 2026		
		VND			VND	
	Percent interest	Capital contribution under cost method	Capital contribution under equity method	Percent interest	Capital contribution under cost method	Capital contribution under equity method
Investments in associates:						
Sonadezi Giang Dien Shareholding Company	46.45%	255,000,000,000	489,893,550,499	46.45%	255,000,000,000	490,528,907,862
Highway 91 Can Tho - An Giang Investment Joint Stock Company	39.72%	112,000,000,000	72,468,479,446	39.72%	112,000,000,000	72,878,418,091
BOT 319 Cuong Thuan CTI Joint Stock Company	19.58%	60,750,000,000	64,577,192,146	19.58%	60,750,000,000	60,291,877,664
Dong Nai Material and Building Investment Joint Stock Company	35.99%	53,838,407,700	46,292,719,444	35.99%	53,838,407,700	45,603,989,835
Sonadezi College of Technology and Management	40.00%	33,436,575,595	42,472,671,974	40.00%	33,436,575,595	39,173,219,120
Dong Nai Housing Joint Stock Company	36.00%	21,578,551,008	84,549,514,560	36.00%	21,578,551,008	53,100,597,155
Dong Nai Port Service Joint Stock Company	22.95%	13,500,000,000	15,304,181,929	22.95%	13,500,000,000	15,304,181,929
Dong Nai Paint Joint Stock Company	30.01%	10,295,294,400	21,573,029,564	30.01%	10,295,294,400	20,049,261,597
Dong Nai Construction Joint Stock Company	40.00%	9,432,951,811	9,621,488,082	40.00%	9,432,951,811	9,840,682,230
Dong Nai Water Supply Construction and Services Joint Stock Company	23.04%	7,800,368,003	21,908,438,286	23.04%	7,800,368,003	19,977,705,882
Long Thanh Port Joint Stock Company	15.30%	1,665,000,000	6,249,406,962	15.30%	1,665,000,000	6,249,406,962
Total		579,297,148,517	874,910,672,892		579,297,148,517	832,998,248,327

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.2. Financial investments (continued)

	As at 30 Jun. 2026			As at 01 Jan. 2026		
	VND			VND		
	Carrying amount	Fair value	Provision	Carrying amount	Fair value	Provision
Investments in other entities:						
ICD Tan Cang - Long Binh Company (a)	88,346,383,480	(*)	-	88,346,383,480	(*)	-
Dong Nai Bridge Investment and Construction Joint Stock Company	72,516,189,000	(*)	(72,516,189,000)	72,516,189,000	(*)	(72,516,189,000)
Gia Tan Water Joint Stock Company	50,000,000,000	(*)	(21,671,301,592)	50,000,000,000	-	(20,843,452,982)
Amata City Bien Hoa Joint Stock Company	47,180,395,294	(*)	-	47,180,395,294	(*)	-
Chau Duc Water Supply Shareholding Company	19,800,000,000	(*)	-	19,800,000,000	(*)	-
Nhon Trach 2 Reinforced Concrete Corporation	11,250,000,000	(*)	-	11,250,000,000	(*)	-
Thao Dien Real Estates Corporation	10,000,000,000	(*)	-	10,000,000,000	(*)	-
Dong Nai Installation No. 1 Joint Stock Company	7,489,690,056	(*)	(3,135,202,000)	7,489,690,056	(*)	-
Dong Nai Transportation Construction Joint Stock Company	1,711,890,000	975,860,000	(736,030,000)	1,711,890,000	1,529,123,000	(573,938,000)
Total	308,294,547,830		(98,058,722,592)	308,294,547,830		(93,933,579,982)

(a) Representing capital contribution on BCC according to Contract No. 485/HD-ICDLB-SZB dated 21 September 2013, Appendix No. 485/HD-ICDLB-SZB/PL1 dated 08 May 2014 and Appendix No. 485/HD-ICDLB-SZB/PL2 dated 15 June 2015 between Sonadezi Long Binh Joint Stock Company, an indirect subsidiary, and ICD Tan Cang Long Binh Joint Stock Company for implementation of investment project, build warehouse at ICD Tan Cang Long Binh's land and carry out warehousing and value added services related to warehousing services with the duration of 45 years from 21 September 2013. The investment of project totalled VND 323,409,000,000, of which the own capital of project amounted to VND 186,673,000,000. Sonadezi Long Binh Joint Stock Company has contributed 49% of the equity of the project.

(*) At the reporting date, the Group has not determined fair values of the investments in other entities (except for Dong Nai Transportation Construction Joint Stock Company) for disclosure in the consolidated financial statements because information about their market prices is not available and there is currently no guidance on determination of fair value using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Corporate Accounting System for enterprises. The fair values of these investments may differ from their carrying amounts.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
4.3. Current trade receivables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Trade receivables from related parties - Refer to Note 8	2,071,622,512	1,430,674,222
Trade receivables:		
Trade receivables related to port services activity	220,290,723,061	182,727,438,572
Other customers (*)	465,621,702,856	405,493,160,561
Total	<u>687,984,048,429</u>	<u>589,651,273,355</u>

(*) As at 30 June 2026, each component of receivables from other customers represented less than 10% of the total current trade receivables.

4.4. Current advances to suppliers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Advances to related parties - Refer to Note 8	-	8,563,401,679
Advances to suppliers:		
Vinh Cuu District Land Fund Development Center	111,493,832,194	30,219,243,194
Phuc Hieu Company Limited	46,983,528,000	-
Other suppliers (*)	128,337,282,264	85,036,227,407
Total	<u>286,814,642,458</u>	<u>123,818,872,280</u>

(*) As at 30 June 2026, each component of advances to other suppliers represented less than 10% of the total current advances to suppliers.

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.5. Other receivables

	As at 30 Jun. 2026 VND Value	As at 01 Jan. 2026 VND Value
Current:		
Other receivables from related parties - Refer to Note 8	7,427,829,000	3,043,029,000
Receivable capital contribution to Huu Phuoc Residential Area	54,509,370,439	70,459,646,685
Advance payment for compensation costs under the Tan Duc Industrial Park Project	7,434,104,673	7,593,745,123
Compensation amount related to the approval of compensation and support under the Long Phuoc 1 Industrial Cluster Project	1,420,260,988	11,250,269,997
Deposits	217,739,738	315,731,979
Other receivables	20,746,287,050	32,737,500,516
Total	91,755,591,888	125,399,923,300
Non-current:		
Deposits	56,324,626,921	55,868,780,652
Other receivables	9,489,516,716	6,476,078,400
Total	65,814,143,637	62,344,859,052

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
4.6. Doubtful debts

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Overdue receivables or not yet due but uncollectible	142,958,416,559	48,786,843,860	142,976,529,072	50,582,410,335

Overdue receivables are analysed by debtor as follows:

	As at 30 Jun. 2026 VND			As at 01 Jan. 2026 VND		
	Cost	Recoverable amount	Overdue days	Cost	Recoverable amount	Overdue days
Tan Mai Group Joint Stock Company	23,189,038,297	2,915,028,318	From over 06 months to over 03 years	22,235,613,901	3,812,313,501	From 06 months to over 03 years
Department of Economy, Infrastructure and Urban Affairs of Bien Hoa City	16,696,185,751	13,209,703,519	From 06 months to over 03 years	16,696,185,751	13,209,703,519	From 06 months to over 03 years
Hoang Hung Electromechanic Corporation	14,127,359,466	3,218,659,137	From 01 years to 03 years	14,127,359,466	3,218,659,137	From 01 years to 03 years
Dong Nai Roofsheets & Construction Material Joint Stock Company	13,682,057,661	1,981,783,537	From over 06 months to over 03 years	13,043,333,125	2,494,089,231	From 06 months to over 03 years
Nhon Trach 2 Reinforced Concrete Corporation	6,226,773,400	-	Over 03 years	6,226,773,400	-	Over 03 years
Others	69,037,001,984	27,461,669,349	Over 06 months	70,647,263,429	27,847,644,947	Over 06 months
Total	142,958,416,559	48,786,843,860		142,976,529,072	50,582,410,335	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.7. Inventories

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	57,542,491,903	(322,248,158)	50,147,456,930	(320,352,458)
Tools and supplies	3,449,730,653	-	3,481,895,724	-
Work in progress	2,163,847,727,971	(1,493,081,830)	2,165,498,942,895	(1,493,081,830)
<i>Chau Duc industrial park and urban area project</i>	1,600,408,252,869	-	1,579,192,529,032	-
<i>Huu Phuoc residential area project</i>	257,321,024,892	-	238,466,167,811	-
<i>Others</i>	306,118,450,210	(1,493,081,830)	347,840,246,052	(1,493,081,830)
Finished goods	47,732,296,583	-	47,775,021,678	-
Merchandise	3,013,807,109	-	2,656,688,320	-
Total	2,275,586,054,219	(1,815,329,988)	2,269,560,005,547	(1,813,434,288)

See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.8. Tangible fixed assets**

Items	Building, structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
Cost:						
As at 01 Jan. 2026	3,707,686,317,285	1,781,696,570,834	4,033,255,020,796	96,046,126,374	367,236,319,914	9,985,920,355,203
Self-construction	70,938,270,262	44,378,183,960	116,739,930,687	1,076,432,740	-	233,132,817,649
Purchase	150,700,000	7,074,064,112	10,319,633,593	1,564,924,379	911,583,333	20,020,905,417
Re-classify	-	145,383,560	-	-	(145,383,560)	-
Disposal	(1,196,151,734)	(3,043,800,000)	-	-	-	(4,239,951,734)
As at 30 Jun. 2026	3,777,579,135,813	1,830,250,402,466	4,160,314,585,076	98,687,483,493	368,002,519,687	10,234,834,126,535
Accumulated depreciation:						
As at 01 Jan. 2026	2,094,297,353,891	1,403,237,708,279	2,312,407,405,637	84,884,640,196	155,002,575,119	6,049,829,683,122
Depreciation	109,055,461,566	51,694,386,941	111,772,685,814	2,029,309,082	12,909,902,418	287,461,745,821
Disposals	(1,196,151,734)	(3,043,800,000)	-	-	-	(4,239,951,734)
As at 30 Jun. 2026	2,202,156,663,723	1,451,888,295,220	2,424,180,091,451	86,913,949,278	167,912,477,537	6,333,051,477,209
Net book value:						
As at 01 Jan. 2026	1,613,388,963,394	378,458,862,555	1,720,847,615,159	11,161,486,178	212,233,744,795	3,936,090,672,081
As at 30 Jun. 2026	1,575,422,472,090	378,362,107,246	1,736,134,493,625	11,773,534,215	200,090,042,150	3,901,782,649,326

The historical cost of tangible fixed assets fully depreciated but still in use totalled VND 2,704,277,042,478.

A part of tangible fixed assets of subsidiaries were mortgaged as current and non-current loans security - Refer to Note 4.20.

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.9. Intangible fixed assets**

Items	Land use rights VND	Software VND	Others VND	Total VND
Cost:				
As at 01 Jan. 2026	496,459,318,087	18,198,998,021	2,814,843,027	517,473,159,135
Purchase	-	543,090,591	-	543,090,591
As at 30 Jun. 2026	496,459,318,087	18,742,088,612	2,814,843,027	518,016,249,726
Accumulated amortisation:				
As at 01 Jan. 2026	156,162,592,105	13,215,169,232	2,014,154,313	171,391,915,650
Amortisation	4,665,695,198	575,901,627	28,616,460	5,270,213,285
As at 30 Jun. 2026	160,828,287,303	13,791,070,859	2,042,770,773	176,662,128,935
Net book value:				
As at 01 Jan. 2026	340,296,725,982	4,983,828,789	800,688,714	346,081,243,485
As at 30 Jun. 2026	335,631,030,784	4,951,017,753	772,072,254	341,354,120,791

The historical cost of intangible fixed assets fully amortisation but still in use totalled VND 51,220,469,508.

A part of land use rights of subsidiaries were mortgaged as current and non-current loans security - Refer to Note 4.20.

(See the next page)

SONADEZI CORPORATION AND ITS SUBSIDIARIES

Address: No. 1, Street 1, Industrial Zone, Tran Bien Ward, Dong Nai City, Vietnam

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**4.10. Investment property**

Items	Cost of compensation, clearance VND	Infrastructure VND	Buildings VND	Motor vehicles VND	Others VND	Total VND
Cost:						
As at 01 Jan. 2026	478,843,087,967	2,740,158,424,953	2,087,633,189,779	188,812,277,227	5,373,119,855	5,500,820,099,781
Self-construction	-	4,266,999,437	165,329,093,454	946,312,772	-	170,542,405,663
Other increases	-	-	4,651,049	31,381,151	-	36,032,200
Other decreases	-	-	(11,603,282)	-	-	(11,603,282)
As at 30 Jun. 2026	478,843,087,967	2,744,425,424,390	2,252,955,331,000	189,789,971,150	5,373,119,855	5,671,386,934,362
Accumulated depreciation:						
As at 01 Jan. 2026	406,170,757,483	748,892,251,098	841,974,924,221	79,205,345,332	4,868,571,809	2,081,111,849,943
Depreciation	2,302,094,701	50,844,766,822	54,251,884,769	5,667,449,421	71,104,314	113,137,300,027
As at 30 Jun. 2026	408,472,852,184	799,737,017,920	896,226,808,990	84,872,794,753	4,939,676,123	2,194,249,149,970
Net book value:						
As at 01 Jan. 2026	72,672,330,484	1,991,266,173,855	1,245,658,265,558	109,606,931,895	504,548,046	3,419,708,249,838
As at 30 Jun. 2026	70,370,235,783	1,944,688,406,470	1,356,728,522,010	104,917,176,397	433,443,732	3,477,137,784,392

The historical cost of investment properties fully depreciated but still held for rental totalled VND 492,589,459,118.

A part of investment property of subsidiaries were mortgaged as current and non-current loans security - Refer to Note 4.20.

At the reporting date, the Group could not determine the fair values of investment properties to be disclosed in the consolidated financial statements because currently there is no guidance on determination of fair values using valuation techniques under the Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of these investment properties may differ from their carrying amounts.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.11. Construction in progress

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Chau Duc Urban Area and Industrial Park Project	3,638,351,675,368	3,516,488,695,687
Tan Duc Industrial Park Project	769,328,833,495	727,498,929,945
Long Phuoc Industrial Cluster Project	312,891,275,658	295,863,753,883
Compensation expenses and resettlement infrastructure development costs incurred for Phase 2 of the Dong Nai Port Expansion Project	263,165,494,174	262,165,494,174
Quang Trung District Waste Treatment Facility	54,175,262,413	73,225,582,154
Nhon Trach Water Supply Project	90,944,712,911	88,706,392,139
Vinh Cuu District Waste Treatment Facility	57,263,837,305	57,096,156,025
Golf Chau Duc Project	37,310,561,765	37,310,561,765
Others	371,790,873,353	304,399,948,319
Total	5,595,222,526,442	5,362,755,514,091

4.12. Prepayments

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Tools and supplies	549,930,925	521,358,844
Others	19,920,686,835	15,158,383,376
Total	20,470,617,760	15,679,742,220
Non-current:		
Compensation and site clearance costs for Thanh Phu Industrial Park	347,818,777,659	348,618,881,826
Land rental prepayment	355,115,235,800	359,713,873,850
Tools and supplies	6,355,917,249	8,543,937,239
Others	389,721,805,462	327,443,014,329
Total	1,099,011,736,170	1,044,319,707,244

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.13. Current trade payables

	As at 30 Jun. 2026		As at 01 Jan. 2026	
	VND		VND	
	Amount	Payable amount	Amount	Payable amount
Trade payables to related parties - Refer to Note 8	21,916,252,670	21,916,252,670	24,686,794,784	24,686,794,784
Trade payables:				
Chau Duc Regional Land Fund Development Center Branch	116,393,051,231	116,393,051,231	117,351,957,834	117,351,957,834
Other suppliers (*)	448,993,804,912	448,993,804,912	508,204,431,577	508,204,431,577
Total	<u>587,303,108,813</u>	<u>587,303,108,813</u>	<u>650,243,184,195</u>	<u>650,243,184,195</u>

(*) As at 30 June 2026, each component of payables to other suppliers represented less than 10% of the total current trade payables.

4.14. Current advances from customers

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Quickpack Household and Hygiene Vietnam Company Limited	-	120,052,600,807
Other customers (*)	293,856,020,652	231,979,556,714
Total	<u>293,856,020,652</u>	<u>352,032,157,521</u>

Current advances from customers are mainly advances of land rent and infrastructure in industrial parks.

(*) As at 30 June 2026, each component of advances from other customers represented less than 10% of the total current advances from customers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.15. Tax and amounts receivable from, payable to the State budget

	As at 01 Jan. 2026		Movements in the period		As at 30 Jun. 2026	
	VND		VND		VND	
	Receivable	Payable	Payable	Paid	Receivable	Payable
Value added tax	52,667,406	16,213,401,779	117,475,126,690	(109,338,989,576)	706,878,670	25,003,750,157
Corporate income tax	2,346,261,401	122,787,188,763	146,285,897,919	(229,658,970,425)	19,393,396,943	56,461,251,799
Personal income tax	94,251,357	7,986,787,141	22,553,289,102	(28,876,424,486)	548,116,679	2,117,517,079
Special excise duty	-	588,490,794	4,776,384,838	(4,521,213,425)	-	843,662,207
Natural resource tax	-	4,179,241,894	4,304,486,158	(7,789,216,844)	32,743	694,543,951
Land rental	18,000,117,157	757,958,829	34,395,958,238	(25,274,020,379)	17,010,527,883	8,890,307,414
Fees, charges	-	450,431,232	3,237,908,761	(3,887,740,523)	396,926,729	197,526,199
Other taxes	2,115,650,377	9,856,506,319	38,487,221,274	(42,682,092,546)	2,115,650,377	5,661,635,047
Total	22,608,947,698	162,820,006,751	371,516,272,980	(452,028,668,204)	40,171,530,024	99,870,193,853

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.16. Payables to employees

Representing the salary funds payable to employees as at 30 June 2026.

4.17. Accrued expenses

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Accrual of land rental expense	60,226,552,397	60,226,552,397
Accrual of plan cost of Thong Nhat Ward Residential Project	8,685,222,655	8,906,136,985
Other accrued expense	45,495,046,758	54,666,693,214
Total	114,406,821,810	123,799,382,596
Non-current:		
Accrual of temporarily calculated cost of industrial park	871,284,672,716	943,187,527,274
Other accrued expenses	38,730,528,675	37,028,483,256
Total	910,015,201,391	980,216,010,530

4.18. Unearned revenue

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Unearned revenue from land leasing and industrial park infrastructure usage fees	177,471,617,366	110,045,571,692
Other unearned revenues	50,312,157,024	35,578,545,962
Total	227,783,774,390	145,624,117,654
Non-current:		
Unearned revenue from land leasing and industrial park infrastructure usage fees	3,239,626,323,998	2,453,372,432,725
Other unearned revenues	116,400,855,777	40,253,762,782
Total	3,356,027,179,775	2,493,626,195,507

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
4.19. Other payables

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current:		
Payables capital contribution to Huu Phuoc Residential Area	218,461,580,059	220,097,945,561
Deposits	136,748,509,662	190,217,019,383
Dong Nai City Land Fund Development Center - Site clearance compensation at Vinh Cuu District	47,382,461,015	47,382,461,015
Other payables	66,880,663,188	134,928,140,307
Total	469,473,213,924	592,625,566,266
Non-current:		
Deposits	190,294,603,875	177,764,102,242
Dividend payables	66,351,591,639	68,989,413,727
Other payables	28,055,034,653	27,478,926,520
Total	284,701,230,167	274,232,442,489

4.20. Loans

Loans are analysed as follows:

	As at 30 Jun. 2026 VND		As at 01 Jan. 2026 VND	
	Amount	Payable amount	Amount	Payable amount
Current bank loans	1,132,458,717,585	1,132,458,717,585	1,058,949,628,529	1,058,949,628,529
Non-current bank loans	3,043,087,552,519	3,043,087,552,519	3,039,462,958,413	3,039,462,958,413
Total	4,175,546,270,104	4,175,546,270,104	4,098,412,586,942	4,098,412,586,942

Bank loans are the loans from banks and secured by subsidiaries' assets, as follows - Refer to Note 4.2, 4.8, 4.9, and 4.10:

- Mortgaged by assets of Dong Nai Water Joint Stock Company including:
 - + Assets forming in the future of Thien Tan water supply system Phase 2;
 - + The amount of period-end net book value of tangible fixed assets and intangible fixed assets totalling VND 838,648,484,879 and VND 276,438,474,672, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- Mortgaged by assets Dong Nai Environmental Joint Stock Company including:
 - + Current term deposits.
- Mortgaged by assets Dong Nai Port Joint Stock Company including:
 - + Pier 30,000 DWT;
 - + 02 fixed Libebherr shore cranes (Collateral Agreement No. 33/2014.HDTC-TD dated 24/12/2014);
 - + All proceeds from the business operations, exploitation of land use rights or technical infrastructure on the land; proceeds from the business operations, exploitation of yards or technical infrastructure on the yards, rights to receive money from contracts, rights to claim debts, rights to receive insurance money, rights to receive compensation for breaches, etc. and all rights and benefits arising from the land use rights lease contract for 157,544.4 m² in Phuoc Thai Commune, Long Thanh District, Dong Nai City, and the red gravel mixing yard of 7.15 ha and 2.17 ha under Phase 2 of the Go Dau B Port project in Phuoc Thai Commune, Long Thanh District, Dong Nai City (Collateral Agreement No. 01/CDN/2015/HDTC);
 - + The amount of period-end net book value of tangible fixed assets totalling VND 77,049,789,489.
- Mortgaged by assets of Sonadezi Long Thanh Shareholding Company ("SZL") including:
 - + The amount of period-end net book value of tangible fixed assets totalling VND 20,949,887,716;
 - + The amount of period-end net book value of investment property totalling VND 346,042,371,079;
 - + The amount of period-end net book value of land prepayment totalling VND 108,760,743,230;
 - + Guarantee commitment by the Corporation - Refer to Note 8.
- Mortgaged by assets of Sonadezi Long Binh Shareholding Company including:
 - + Term deposits;
 - + The amount of period-end net book value of investment property totalling VND 181,200,800,707;
 - + Certificate of land use rights No. CV 844813 and CV 844814 at Chau Duc Industrial Park;
 - + Guarantee commitment of Vietnam Joint Stock Commercial Bank for Investment and Development - Nam Dong Nai Branch.
- Mortgaged by assets of Sonadezi Services Joint Stock Company including:
 - + The amount of period-end net book value of tangible fixed assets totalling VND 10,217,933,247;
 - + Land use rights of the parcel No. 204, map sheet number 45 with an area of 181,503 m² Quang Trung Commune, Thong Nhat District, Dong Nai City and house ownership and assets along with land No. CD 582682 according to the Mortgage Contract No. 04/2023/HDTC-QBVT dated 22/05/2023;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- + Land use rights of the parcel No. 198, map sheet number 45 with an area of 190,261 m² Quang Trung Commune, Thong Nhat District, Dong Nai City and house ownership and assets along with land No. BV 182491 according to the Mortgage Contract No. 07/2023/HDTC-QBVM dated 23/08/2024;
- + Assets under the investment project of Quang Trung Waste Treatment Plant under the Mortgage Contract No. 35/HDTC-TD dated 28/09/2015, including: composite waste recycling station with capacity of 200 tons per day, hygienic landfill treatment item (Phase 1); industrial waste incinerator factory with capacity of 1 ton per hour; solidification treatment station with capacity of 20 tons per day; Liquid waste physicochemical treatment station with capacity of 20 tons per day and safe burial facility with capacity of 20 tons per day (Phase 1);
- Mortgaged by assets of Sonadezi Chau Duc Joint Stock Company ("SZC") including:
 - + A part of land use rights and assets formed in the future of land plots in Nghia Thanh Commune and Suoi Nghe Commune, Chau Duc District and Song Xoai Commune, Chau Pha Commune, Tan Thanh District, Ba Ria - Vung Tau Province that SZC was assigned to implement the "Chau Duc Industrial Park Project" according to Real Estate Mortgage Contract No. 0903/2019-HDBD/NHCT924-SZC dated 08/04/2019, Real Estate Mortgage Contract No. 1109/2019-HDBD/NHCT924-SZC dated 11/11/2019, Real Estate Mortgage Contract No. 1017/2020-HDBD/NHCT924-SZC dated 20/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Property rights arise from the investment in Chau Duc Industrial Park Technical Infrastructure project according to property rights mortgage Contract No. 1022/2020/NHCT924-SZC dated 23/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Property rights (including: the right to collect debts and enjoy debt amounts...) according to Property Rights Mortgage Contract No. 1023/2020/NHCT924-SZC dated 23/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Exploitation rights arise from plots of land that are eligible for business and have the origin of use as the State leases land with annual payments in Chau Duc Industrial Park under the mining rights mortgage Contract No. 1024/2020/NHCT924-SZC dated 23/10/2020 and amended and supplemented documents between SZC and Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 7 Ho Chi Minh City;
 - + Land use rights for the land plot are according to the Certificate of Land Use Rights, Certificate of Ownership of Houses and Assets attached to land No. BM 510880 issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province issued under Real Estate Mortgage Contract No. 148/2019/3211825/HDBD dated 10/12/2019;
 - + Assets formed in the future from all work and construction items in the project "Investment and construction of Chau Duc Golf Course - Phase 1";
 - + Assets formed from loan capital related to the project Investment in construction of social housing (phase 1) - Sonadezi Huu Phuoc Residential Area according to the Real Estate and Property Rights Mortgage Contract No. 89/2024/3211825/HDTC dated 06/12/2024 between SZC and Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch;



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- + Land use right certificate number CU 756194, CU 756195, CU 756196, land plot number 12, map sheet number 21 in Suoi Nghe Commune, Chau Duc District, Ba Ria - Vung Tau Province issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 20/07/2020;
- + Certificate of Land Use Rights No. CU756198; CU756199, Land plot number 42, 43 Map sheets number 18, Suoi Nghe Commune, Chau Duc District, Ba Ria - Vung Tau Province issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 20/07/2020;
- + Certificate of land use rights, house ownership rights and other assets attached to land No. CU 756197, Land plot No. 7, Map sheet No. 22 in Suoi Nghe Commune, Chau Duc District, Ba Ria - Vung Tau Province issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau Province on 20/07/2020;
- + Term deposits;
- + The amount of period-end net book value of tangible fixed assets formed from the golf course totalling VND 393,978,545,397;
- + The amount of period-end net book value of investment property totalling VND 1,093,932,565,129;
- + Guarantee commitment by the Corporation - Refer to Note 8.
- Mortgaged by assets of Sonadezi An Binh Joint Stock Company including:
 - + Term deposits;
 - + The amount of period-end net book value of tangible fixed assets totalling VND 2,348,100,942;
 - + The amount of period-end net book value of investment property totalling VND 54,697,282,688.
- Mortgaged by assets of Sonadezi Binh Thuan Shareholding Company including:
 - + All assets formed in the future of Tan Duc industrial park project, Ham Tan District, Binh Thuan Province.

4.21. Bonus and welfare fund

	Current period VND	Previous period VND
Balance as at 01/01	240,359,062,155	238,639,514,915
Increases in the year	148,239,216,660	108,912,807,412
Decreases in the year	(124,212,043,680)	(77,846,736,933)
Balance as at 30/06	264,386,235,135	269,705,585,394

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.22. Owners' equity

4.22.1. Changes in owners' equity

	Items of owners' equity									Total VND
	Owners' contributed capital VND	Share premium VND	Other contributed capital VND	Treasury shares VND	Asset revaluation VND	Investment and development fund VND	Other reserves VND	Retained earnings VND	Non- controlling interest VND	
As at 01 Jan. 2025	3,765,000,000,000	86,559,686,249	513,942,926,002	(90,100,000)	(592,863,242,704)	919,375,128,877	9,662,316,934	1,967,856,075,600	4,198,656,223,487	10,868,099,014,445
Capital increase from the establishment of a subsidiary	-	-	-	-	-	-	-	-	115,119,000,000	115,119,000,000
Capital increase from investment and development fund	-	-	94,462,200,000	-	-	(185,219,120,000)	-	-	90,756,920,000	-
Current year's profits	-	-	-	-	-	-	-	1,282,774,273,380	847,783,672,974	2,130,557,946,354
Distribution capital funds	-	-	-	-	-	260,112,340,759	-	(260,112,340,759)	-	-
Distribution reward and welfare funds	-	-	-	-	-	-	-	(84,543,251,262)	(63,235,069,588)	(147,778,320,850)
Dividends	-	-	-	-	-	-	-	(489,439,340,000)	(437,860,094,000)	(927,299,434,000)
Other increase/ (decrease) in associates	-	-	-	-	-	-	-	(2,230,540,499)	-	(2,230,540,499)
Increase/(decrease) due to deconsolidation	-	-	-	-	-	(9,519,636,317)	-	-	(118,230,092,196)	(127,749,728,513)
Payment to enterprise arrangement fund	-	-	-	-	-	-	-	(7,888,059,864)	-	(7,888,059,864)
Other increase/(decrease)	-	-	-	-	-	-	-	15,138,862,269	2,577,245,358	17,716,107,627
As at 01 Jan. 2026	3,765,000,000,000	86,559,686,249	608,405,126,002	(90,100,000)	(592,863,242,704)	984,748,713,319	9,662,316,934	2,421,555,678,865	4,635,567,806,035	11,918,545,984,700
Capital increase in the period (*)	-	-	-	-	-	-	-	-	70,594,856,111	70,594,856,111
Current period's profits	-	-	-	-	-	-	-	428,648,939,102	303,179,151,254	731,828,090,356
Distribution capital funds	-	-	-	-	-	169,567,717,215	-	(169,567,717,215)	-	-
Distribution reward and welfare funds	-	-	-	-	-	-	-	(81,343,984,031)	(62,456,579,586)	(143,800,563,617)
Dividends	-	-	-	-	-	-	-	-	(200,477,485,000)	(200,477,485,000)
Other increase/ (decrease) in associates	-	-	-	-	-	-	-	28,513,719,804	-	28,513,719,804
Increase/(decrease) due to changes in ownership ratio	-	-	-	-	-	-	-	(9,426,450,802)	9,426,450,802	-
Treasury shares sold	-	-	-	-	-	-	-	-	31,385,000,903	31,385,000,903
Other increase/(decrease)	-	-	-	-	-	-	-	-	2,637,822,088	2,637,822,088
As at 30 Jun. 2026	3,765,000,000,000	86,559,686,249	608,405,126,002	(90,100,000)	(592,863,242,704)	1,154,316,430,534	9,662,316,934	2,618,380,185,723	4,789,857,022,607	12,439,227,425,345

(*) Representing an increase in charter capital arising from the issuance of additional shares by Sonadezi Service Joint Stock Company, an indirect subsidiary of the Group, to its existing shareholders.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
4.22.1. Changes in owners' equity (continued)

As at 30 June 2026, item "Asset revaluation reserve" in the consolidated statement of financial position of the Group includes the following:

- Difference in revaluation of assets of a subsidiary - Dong Nai Water Joint Stock Company: VND 64,235,766,100;
- The consolidate adjustment for the difference between the revalued investments in subsidiaries and associates of the Corporation according to the valuation report of Vietland Valuation Company Limited and the equity value of the investee companies is VND 528,627,476,604, detailed as follows:

No.	Company	Asset revaluation reserve VND
Subsidiaries:		
1.	Dong Nai Port Joint Stock Company	151,139,520,000
2.	No. 2 Industrial Urban Development Joint Stock Company	141,384,600,000
3.	Sonadezi Long Thanh Shareholding Company	126,526,600,000
4.	Sonadezi Long Binh Shareholding Company	35,060,426,804
5.	Sonadezi An Binh Joint Stock Company	16,815,054,500
6.	Sonadezi Services Joint Stock Company	11,000,000,000
7.	Dong Nai Water Joint Stock Company	9,951,757,800
8.	Sonadezi Chau Duc Shareholding Company	2,374,994,508
Subtotal		494,252,953,612
Associates:		
1.	Dong Nai Housing Joint Stock Company	10,643,627,425
2.	Dong Nai Construction Joint Stock Company	7,862,370,888
3.	Dong Nai Paint Joint Stock Company	8,341,516,800
4.	Dong Nai Material and Building Investment Joint Stock Company	7,527,007,879
Subtotal		34,374,522,992
Total		528,627,476,604

4.22.2. Shares

	As at 30 Jun. 2026	As at 01 Jan. 2026
Number of ordinary shares registered for issue	376,500,000	376,500,000
Number of ordinary shares sold to public	376,500,000	376,500,000
Number of ordinary shares repurchased	(8,200)	(8,200)
Number of ordinary shares outstanding	376,491,800	376,491,800

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
4.22.3. Basic earnings per share and diluted earnings per share

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Profit after tax attributable to Corporation's shareholders	229,901,389,060	491,332,642,712
Adjusted for bonus and welfare fund distribution	(81,343,984,031)	(53,166,746,232)
Earnings for the purpose of calculating basic earnings per share and diluted earnings per share	148,557,405,029	438,165,896,480
Weighted average number of ordinary shares outstanding during the year	376,491,800	376,491,800
Basic earnings per share and diluted earnings per share	395	1,164

4.23. Off statement of financial position items

	As at 30 Jun. 2026	As at 01 Jan. 2026
Foreign currencies:		
USD	470,208.99	458,530.53
EUR	15.00	15.00
The number of dividend shares is equal to shares of:		
Amata City Bien Hoa Joint Stock Company	540,000	540,000
	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Doubtful debts written off	7,690,240,529	7,690,240,529

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
5. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED INCOME STATEMENT
5.1. Revenue from selling goods and rendering services

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Revenue from trading industrial park	250,849,994,505	928,761,820,110
Revenue from trading houses and infrastructures	57,948,331,445	7,209,252,290
Revenue from clean water supply	363,323,644,996	343,381,807,490
Revenue from trading port services	439,127,771,972	391,956,392,034
Revenue from trading garbage collection and waste treatment	237,836,682,079	317,124,030,111
Other revenues	110,151,958,937	116,487,729,936
Total	<u>1,459,238,383,934</u>	<u>2,104,921,031,971</u>
Of which, revenue from selling goods and rendering services to related parties - Refer to Note 8	10,584,255,036	9,324,875,558

5.2. Cost of sales

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Cost of trading industrial park	99,631,712,109	133,829,357,061
Cost of trading houses and infrastructures	26,546,277,391	3,557,953,965
Cost of supplying clean water	230,668,918,776	213,765,729,347
Cost of trading port services	266,390,520,776	244,835,686,478
Cost of trading garbage collection and waste treatment	195,766,038,424	281,016,682,832
Others	99,841,970,590	108,040,555,731
Total	<u>918,845,438,066</u>	<u>985,045,965,414</u>

5.3. Finance income

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Deposit interest	68,468,833,874	44,632,724,366
Dividends, profits received	3,164,976,600	324,042,110
Gains from exchange differences	12,462,321,269	-
Total	<u>84,096,131,743</u>	<u>44,956,766,476</u>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
5.4. Finance expense

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Interest expense	23,964,452,968	22,226,714,804
Provision for investment impairment loss	989,940,610	1,232,452,407
Losses from exchange differences	3,873,073	47,376,310,833
Other finance expenses	3,603,424,157	3,424,157
Total	28,561,690,808	70,838,902,201

5.5. Selling expense

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Employee expense	10,583,360,583	9,508,833,483
Material and package expense	6,208,253,687	9,637,480,566
Other expense	17,500,345,761	10,281,621,425
Total	34,291,960,031	29,427,935,474

5.6. General and administrative expense

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Employee expense	69,915,328,273	86,342,444,289
Material and package expense	1,544,315,218	1,069,350,803
Stationery expense	1,789,618,951	2,363,553,543
Depreciation expense	5,404,552,515	4,223,024,223
Taxes, fees, and charges	1,970,128,067	5,018,584,313
Provision expense for doubtful debts	1,777,453,961	10,701,221,188
Service expense	12,873,798,164	11,017,122,508
Other expense	25,080,752,294	22,446,363,636
Total	120,355,947,443	143,181,664,503

5.7. Current corporate income tax expense

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Total current CIT expense	79,611,614,129	138,071,111,891

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
5.8. Deferred corporate income tax expense

	Depreciation of fixed assets VND	Accrued expenses VND	Internal gains VND	Other expense VND	Total VND
As at 01 Jan. 2025	(4,457,183,475)	(10,925,708,970)	(69,234,051,666)	-	(84,616,944,111)
Charge (credit) to profit or loss for the previous year	(2,048,411,138)	2,593,720,306	22,609,842,570	(8,190,386,941)	14,964,764,797
As at 01 Jan. 2026	(6,505,594,613)	(8,331,988,664)	(46,624,209,096)	(8,190,386,941)	(69,652,179,314)
Charge (credit) to profit or loss for the current period	(2,040,016,401)	(796,430,762)	541,937,419	-	(2,294,509,744)
As at 30 Jun. 2026	(8,545,611,014)	(9,128,419,426)	(46,082,271,677)	(8,190,386,941)	(71,946,689,058)

6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CONSOLIDATED CASH FLOW STATEMENT
6.1 Cash receipts from loans in the year

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Cash receipts from loans under normal contracts	154,780,192,093	503,828,934,805

6.2 Cash repayments of principal amounts borrowed in the year

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Cash repayment of principal amounts under normal contracts	(289,154,175,526)	(334,918,660,939)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

7. SEGMENT REPORTING

For management purposes, the Group is organised on a nation-wide basis into the following manufacturing sector:

- Trading industrial park;
- Trading house and infrastructure;
- Clean water supply;
- Port services;
- Garbage collection and waste treatment;
- Others.

For the six-month period from 01 January 2026 to 30 June 2026:

													Expressed in VND million	
<u>Industrial park</u>		<u>House and infrastructure</u>		<u>Clean water supply</u>		<u>Port services</u>		<u>Garbage collection and waste treatment</u>		<u>Others</u>		<u>Total</u>		
<u>Current period</u>	<u>Previous period</u>	<u>Current period</u>	<u>Previous period</u>	<u>Current period</u>	<u>Previous period</u>	<u>Current period</u>	<u>Previous period</u>	<u>Current period</u>	<u>Previous period</u>	<u>Current period</u>	<u>Previous period</u>	<u>Current period</u>	<u>Previous period</u>	
Net revenue														
External sales	488,315	1,588,751	83,576	9,604	693,911	658,286	815,078	746,445	433,613	495,493	239,527	204,963	2,754,020	3,703,542

(See the next page)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

7. SEGMENT REPORTING (CONTINUED)

													Expressed in VND million	
	<u>Industrial park</u>		<u>House and infrastructure</u>		<u>Clean water supply</u>		<u>Port services</u>		<u>Garbage collection and waste treatment</u>		<u>Others</u>		<u>Total</u>	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
Consolidated result														
Segment result	291,331	1,195,387	43,124	4,857	255,672	255,508	326,813	289,070	73,193	66,738	38,976	5,429	1,029,109	1,816,989
Unallocated expenses													(286,883)	(318,341)
Share of the profit (loss) of associates													69,850	69,960
Net other income													2,594	20,530
Financial income													112,333	69,355
Financial expense													(51,184)	(91,690)
Profit before tax													875,819	1,566,803
Current CIT expense													(146,286)	(224,025)
Deferred CIT expense													2,295	(47,015)
Net profit after tax													731,828	1,295,763

Other information:

													Expressed in VND million	
	<u>Industrial park</u>		<u>House and infrastructure</u>		<u>Clean water supply</u>		<u>Port services</u>		<u>Garbage collection and waste treatment</u>		<u>Others</u>		<u>Total</u>	
	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026	As at 30 Jun. 2026	As at 01 Jan. 2026
Unallocated assets													23,538,045	22,299,656
Unallocated liabilities													11,098,818	10,381,110

													Expressed in VND million	
	<u>Industrial park</u>		<u>House and infrastructure</u>		<u>Clean water supply</u>		<u>Port services</u>		<u>Garbage collection and waste treatment</u>		<u>Others</u>		<u>Total</u>	
	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period	Current period	Previous period
Cost of purchasing assets													(883,232)	(974,776)
Depreciation expense													401,878	465,721

There is no segment reporting according to the geographical area as the operation of the Group is only in Vietnam, so there is no difference in risk and economic benefits which are necessary to be disclosed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
8. RELATED PARTIES

<u>List of related parties</u>	<u>Relationship</u>
1. Sonadezi Giang Dien Shareholding Company	Associate
2. Dong Nai Paint Joint Stock Company	Associate
3. Dong Nai Port Services Joint Stock Company	Associate
4. Long Thanh Port Joint Stock Company	Associate
5. Dong Nai Construction Joint Stock Company	Associate
6. Dong Nai Water Supply Construction and Services Joint Stock Company	Associate
7. Sonadezi College of Technology and Management	Associate
8. Dong Nai Housing Joint Stock Company	Associate
9. Dong Nai Material and Building Investment Joint Stock Company	Associate
10. The Corporation's Board of Directors, management, the Supervisory Committee and Chief Accountant	Key management personnel

This is the list of related parties which have transactions in year with the Group.

Transactions between the Corporation and its subsidiaries have been eliminated in full in consolidation.

At the end of the reporting period, the balances with related parties are as follows:

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade receivables:		
Dong Nai Construction Joint Stock Company	1,160,245,557	653,436,750
Dong Nai Housing Joint Stock Company	382,787,035	315,814,074
Sonadezi Giang Dien Shareholding Company	205,394,400	262,739,520
Sonadezi College of Technology and Management	126,725,775	55,713,675
Dong Nai Water Supply Construction and Services Joint Stock Company	104,461,980	104,461,980
Dong Nai Port Services Joint Stock Company	78,816,075	5,811,037
Dong Nai Material and Building Investment Joint Stock Company	12,059,850	4,278,750
Dong Nai Paint Joint Stock Company	1,131,840	9,843,300
Long Thanh Port Joint Stock Company	-	18,575,136
	-	
Total - Refer to Note 4.3	2,071,622,512	1,430,674,222

Other current receivables - Refer to Note 4.5

Dong Nai Housing Joint Stock Company	7,427,829,000	3,043,029,000
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

	As at 30 Jun. 2026 VND	As at 01 Jan. 2026 VND
Current trade payables:		
Dong Nai Construction Joint Stock Company	11,628,491,618	1,429,417,622
Dong Nai Port Services Joint Stock Company	10,060,961,692	12,238,620,787
Dong Nai Housing Joint Stock Company	226,799,360	-
Sonadezi Giang Dien Shareholding Company	-	10,133,213,321
Tien Triet Company Limited	-	885,543,054
Total - Refer to Note 4.13	21,916,252,670	24,686,794,784

During the reporting year, the Group has had related party transactions as follows:

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Selling goods and rendering services:		
Sonadezi Giang Dien Shareholding Company	7,907,386,700	7,248,732,393
Dong Nai Construction Joint Stock Company	1,030,940,832	805,968,210
Dong Nai Housing Joint Stock Company	777,569,057	375,169,167
Dong Nai Port Services Joint Stock Company	296,303,511	206,065,631
Sonadezi College of Technology and Management	230,947,000	194,553,500
Dong Nai Water Supply Construction and Services Joint Stock Company	162,202,191	171,112,268
Long Thanh Port Joint Stock Company	131,725,380	128,484,685
Dong Nai Paint Joint Stock Company	26,569,948	75,062,432
Dong Nai Material and Building Investment Joint Stock Company	20,610,417	30,376,917
Tien Triet Company Limited	-	89,350,355
Total - Refer to Note 5.1	10,584,255,036	9,324,875,558

Purchasing goods and services:

Dong Nai Construction Joint Stock Company	20,190,539,070	21,600,426,667
Dong Nai Port Services Joint Stock Company	17,266,104,477	19,155,602,637
Dong Nai Housing Joint Stock Company	13,390,981,937	-
Tien Triet Company Limited	73,525,716	944,415,897
Long Thanh Port Joint Stock Company	13,731,000	16,169,800
Sonadezi College of Technology and Management	6,000,000	-
Sonadezi Giang Dien Shareholding Company	-	2,382,885,127
Total	50,940,882,200	44,099,500,128

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Guarantee commitments:

- The Corporation issued its guaranteed letter to secure the loans of Sonadezi Long Thanh Shareholding Company at Woori Bank Vietnam Ltd - Bien Hoa Branch, covering outstanding principal, interest, and other financial obligations arising from the original debt, up to a maximum amount of VND 181,240,000,000.
- The Corporation issued its guaranteed letter to secure the loans of Sonadezi Chau Duc Joint Stock Company at Woori Bank Vietnam Ltd - Bien Hoa Branch, covering outstanding principal, interest and other financial obligations arising from the original debt, up to a maximum amount of VND 107,732,000,000.

Salaries and remunerations of the Board of Directors ("BOD"), management and Chief Accountant of the Corporation are as follows:

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Salaries and remunerations	1,589,400,000	1,436,700,000

Salaries and remunerations of the Supervisory Committee of the Corporation are as follows:

	Quarterly 2/2026 VND	Quarterly 2/2025 VND
Salaries and remunerations	121,433,000	161,700,000

9. EVENTS AFTER THE END OF THE REPORTING PERIOD

No other matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the Group's operations, the results of those operations, or the Group's state of affairs in future financial years.

Preparer



Nguyen Thi Chung

Chief Accountant



Le Thi Bich Loan

Approved on 28th April 2026

Legal Representative



Tran Thanh Hai